

IN RE: PETITION FOR ZONING VARIANCE  
SE/S Beaver Dam Road opposite  
Beaver Court  
(10604 & 10606 Beaver Dam Road)  
8th Election District  
3rd Councilmanic District  
Russell L. Elliott  
Petitioner

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 89-314-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit side and rear yard setbacks of 2 feet each in lieu of the required 30 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioner appeared, testified, and was represented by Keith R. Truffer, Esquire. Also appearing on behalf of the Petition was John Strong Smith with George W. Stephens, Jr. & Associates, Inc. There were no Protestants.

Testimony indicated that the subject property, known as 10604 and 10606 Beaver Dam Road, consists of 2.5 acres zoned ML-1M and is improved with existing warehouse and office uses. Petitioner proposes constructing a 12,450 sq.ft. addition to Building B to provide additional office space as set forth in Petitioner's Exhibit 1. Said addition would be 2 feet from the Harry T. Campbell & Sons Corporation railroad easement. Petitioner contends that the location of the requested variance would not result in any detriment to the health, safety or general welfare of the community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a

permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of Petitioner's request and the testimony and evidence presented at the hearing, in the opinion of the Deputy Zoning Commissioner, the variance requested, as hereinafter modified, should be granted. It is clear from the testimony that if the variance is granted, such use as modified would not be contrary to the spirit of the R.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare. A modification of the requested size is appropriate in light of the size of existing improvements on the property as set forth on Petitioner's Exhibit 1.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of April, 1989 that the Petition for Zoning Variance to permit side and rear yard setbacks of 2 feet each in lieu of the required 30 feet for a proposed addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 2 -

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) The proposed addition shall be modified so that the front of the building is reduced and does not exceed 60 feet in length.

3) Petitioner shall landscape the property in compliance with the recommendations of the Baltimore County Landscape Planner and in a manner which will provide buffering and beautification of the property line in front of Buildings A, B, and the parking spaces provided in front of the buildings. The landscaping provided shall be planned in such a manner that it will not affect visibility of traffic along Beaver Dam Road and/or access to the subject site.

4) A landscaping plan incorporating Restriction #3 shall be prepared and submitted for approval by the Baltimore County Landscape Planner. A copy of the approved landscaping plan shall be submitted to the Deputy Zoning Commissioner for approval prior to the issuance of any occupancy permits.

5) Prior to the issuance of any building permits, Petitioner shall submit for approval by the Zoning Office a revised site plan which incorporates the terms and conditions set forth herein.

6) When applying for permits, the site plan and landscaping plan filed must reference this order and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

- 3 -

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

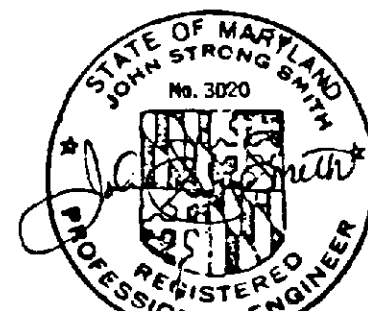
January 9, 1987

Description to Accompany A  
Petition for Yard Variances.

Beginning at a point on the west side of Beaver Dam Road being (South 8° 20' West 64.5') from the point of intersection of the centerlines of Beaver Court and Beaver Dam Road thence in a clockwise direction:

- 1) North 73° 50' 32" West 22.17 feet ±
  - 2) North 78° 16' West 583.19 feet ±
  - 3) North 9° 25' West 36.6 feet ±
  - 4) North 60° 14' East 448.7 feet ±
  - 5) South 29° 55' 10" East 223.10 feet ± and
  - 6) Radius = 1874.86 feet ±, length = 206.14 feet ±, chord = South 28° 08' 38.5" East 206.12 feet ± to the place of beginning.
- Containing 2.5 acres of land more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)



#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

89-314-A

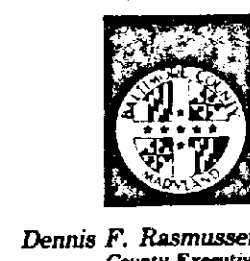
District: 8th  
Posted for: Variance Date of Posting: January 21, 1989  
Petitioner: Russell L. Elliott  
Location of property: SE side of Beaver Dam Road opposite Beaver Court (10604 & 10606 Beaver Dam Road)  
Location of Signs: SE side of Beaver Dam Road opposite Beaver Ct.  
Remarks: \_\_\_\_\_  
Posted by: J. Robert Haines Signature Date of return: Jan 27, 1989  
Number of Signs: 1

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

Date: 1/30/89

Mr. Russell L. Elliott  
10604-06 Beaver Dam Road  
Cockeysville, Maryland 21030



Re: Petition for Zoning Variance  
CASE NUMBER: 89-314-A  
SE/S Beaver Dam Road, opposite Beaver Court  
10604 Beaver Dam Road  
8th Election District - 3rd Councilmanic  
Petitioner(s): Russell L. Elliott  
HEARING SCHEDULED: FRIDAY, FEBRUARY 10, 1989 at 9:00 a.m.

Dear Mr. Elliott:

Please be advised that \$105.53 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before the hearing is to begin.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 2/10/89 ACCOUNT: R-01-615-000

RECEIVED FROM: Russell L. Elliott AMOUNT: \$ 105.53

FOR: 1/30/89 hearing

6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100

VALIDATION OF SIGNATURE OF CARRIER

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., January 26, 1989

THIS IS TO CERTIFY that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 26, 1989.

THE JEFFERSONIAN  
TOWSON TIMES,

S. Z. Le Olson  
Publisher

PO 09016  
ny H 25211  
case 89-314-A  
price \$70.53

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Petitioner for Zoning Variance  
CASE NUMBER: 89-314-A  
SE/S Beaver Dam Road, opposite Beaver Court  
10604 Beaver Dam Road  
8th Election District - 3rd Councilmanic  
Petitioner(s): Russell L. Elliott  
HEARING SCHEDULED: FRIDAY, FEBRUARY 10, 1989 at 9:00 a.m.  
Variance: To permit a side/rear yard of two feet instead of the required thirty feet.  
In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
01/09/89 Jan. 26

#### PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

89-314-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 and 239.2 to permit a side/rear yard of two (2) feet instead of the required thirty (30) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The required 30 foot setbacks results in practical difficulty in the utilization of the portion of the owner's land adjacent to the railroad siding.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

None  
(Type or Print Name)

Signature

Address

City and State

Agency for Petitioner:

Keith R. Truffer, Esq.  
(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.: (301) 821-1800

Legal Owner(s):

Russell L. Elliott  
(Type or Print Name)

Signature

(Type or Print Name)

Signature

10604 & 10606 Beaver Dam Rd.  
Address Phone No.

Cockeysville, Md. 21030  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

J. Strong Smith

Name

P.O. Box 6828

Towson, Maryland 21204

Address (301) 825-8120 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day

of Jan, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106 of the County Office Building in Towson, Baltimore County, on the 10th day of Jan, 1989, at 9 o'clock

A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County.

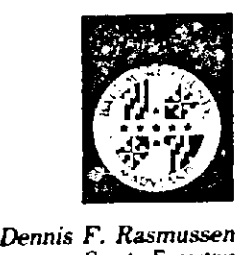
(over)

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

January 12, 1989

#### NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 89-314-A  
SE/S Beaver Dam Road, opposite Beaver Court  
10604 Beaver Dam Road  
8th Election District - 3rd Councilmanic  
Petitioner(s): Russell L. Elliott  
HEARING SCHEDULED: FRIDAY, FEBRUARY 10, 1989 at 9:00 a.m.

Variance to permit a side/rear yard of two feet instead of the required thirty feet.

In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
cc: Russell L. Elliott  
Keith R. Truffer, Esq.  
File



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

October 25, 1988



Dennis F. Rasmussen  
County Executive

Keith R. Truffer, Esquire  
Royston, Mueller, McLean & Reid  
102 West Pennsylvania Avenue, Suite 600  
Towson, Maryland 21204-4575

RE: Petition for Zoning Variance  
Russell Elliott Building  
Beaver Dam Road  
8th Election District

Dear Mr. Truffer:

I am in receipt of your letter dated October 14, 1988, check, petition forms and site plans (10 copies). Per my letter to you dated September 30 (copy attached), warehouse parking is one space for each employee on the numerically largest shift. Please correct parking data for same on site plans (or if applicable, clarify i.e. 21 employees - 3 shifts, 7 employees per shift = 7 parking spaces).

I am retaining your petition forms and zoning descriptions. Enclosed are your receipt (Item #174) and the 10 site plans revised September 23rd.

If you have any questions, please do not hesitate to call me at 494-3391.

Yours truly,

*John J. Sullivan, Jr.*  
John J. Sullivan, Jr.  
Planning & Zoning Assoc. III

JJS,Jr.:dt

cc: J. Strong Smith, P.E.  
303 Allegheny & Suite  
Towson, Maryland 21204

Russell L. Elliott  
65 West Timonium Road  
Timonium, Maryland 21093

89-314-A  
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
30th day of November, 1988.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Petitioner: Russell L. Elliott Received by: James E. Dyer  
Petitioner's Attorney: Keith R. Truffer Chairman, Zoning Plans  
Advisory Committee

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554



Dennis F. Rasmussen  
County Executive

January 17, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers  
(174) 192, 202, 204, 206, 208, 211, 212, 213, and 214.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF/lwv

Baltimore County  
Fire Department  
Towson, Maryland 21204  
494-4300

Paul H. Reincke  
Chief

December 29, 1988

J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Property Owner: Russell L. Elliott

Location: SE/S Beaver Dam Road, opp. Beaver Court  
10604 Beaver Dam Road

Item No.: 174

Zoning Agenda: Meeting of 12/6/88

*Dennis F. Rasmussen*  
Dennis F. Rasmussen  
County Executive

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John E. O'Neill* NOTED & APPROVED:  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/j1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 31, 1989

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

MEMBERS

Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Keith R. Truffer, Esquire  
102 West Pennsylvania Avenue  
Towson, MD 21204

RE: Item No. 174, Case No. 89-314-A  
Petitioner: Russell L. Elliott  
Petition for Zoning Variance

Dear Mr. Truffer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:dt

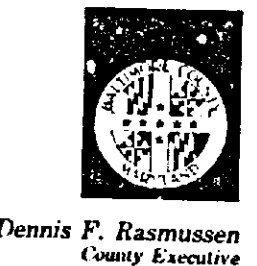
Enclosures

cc: Mr. J. Strong Smith

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

September 30, 1988



Dennis F. Rasmussen  
County Executive

Keith R. Truffer, Esquire  
Royston, Mueller, McLean & Reid  
102 West Pennsylvania Avenue, Suite 600  
Towson, Maryland 21204-4575

RE: Petition for Zoning Variance  
Russell Elliott Building  
Beaver Dam Road  
8th Election District

Dear Mr. Truffer:

I am in receipt of your letter dated September 26 and accompanying site plan and pages of Bill No. 26-68. Your information concerning small car spaces and sizes is correct. However warehouse parking requires one space for each employee on the numerically largest shift. Additionally, office parking (excepting the C.T. District of Towson) requires 3.3 spaces per 1000 square feet of gross floor area on all floors. All other details on the plan is correct. Please indicate on the plan the address of building "B", and have the plans sealed. Enclosed are the site plan and copies of the relevant pages of Bill No. 26-68.

If you have any questions please do not hesitate to call.

Yours truly,

*John J. Sullivan, Jr.*  
John J. Sullivan, Jr.  
Planning & Zoning Assoc. III

cc: Mr. Russell L. Elliott  
Mr. J. Strong, Smith, P.E.  
File

ROYSTON, MUELLER, MCLEAN & REID  
ATTORNEYS AT LAW

R. TAYLOR MCLEAN  
RICHARD A. REID  
E. HARRISON STONE  
MILTON R. SMITH, JR.  
C. S. KLINGENBERGER III  
THOMAS F. McDONOUGH  
LAWRENCE F. HAULUP  
LAUREL P. EVANS  
KEITH R. TRUFFER  
ROBERT S. HANCOCK  
EDWARD J. GILLISS  
C. LARRY HOFMEISTER, JR.

SUITE 600  
102 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4575  
(300) 823-1800  
TELECOPIER FAX (301) 808-7859

OF COUNSEL:  
CARROLL W. ROYSTON  
H. ANTHONY MUELLER  
JOHN L. ASKEW

October 14, 1988

HAND DELIVER

Mr. John Sullivan  
Baltimore County Office of Zoning  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Beaver Dam Road - Petition for Variance

Dear Mr. Sullivan:

I enclose the following:

1. Petition for Variance - 3 signed copies.
2. Plat of property - 10 copies.
3. Surveyor's description - 3 copies.
4. \$100.00 check payable to Baltimore County, Maryland.

Please accept these materials for filing and advise me of the issue number for this matter.

I thank you for your cooperation.

Sincerely,

*Keith R. Truffer*  
Keith R. Truffer

KRT/cjc  
2288y  
Enclosures

cc: Mr. Russell L. Elliott  
Mr. J. Strong Smith, P.E.

ROYSTON, MUELLER, MCLEAN & REID  
ATTORNEYS AT LAW

R. TAYLOR MCLEAN  
RICHARD A. REID  
E. HARRISON STONE  
MILTON R. SMITH, JR.  
C. S. KLINGENBERGER III  
THOMAS F. McDONOUGH  
LAWRENCE F. HAULUP  
LAUREL P. EVANS  
KEITH R. TRUFFER  
ROBERT S. HANCOCK  
EDWARD J. GILLISS  
C. LARRY HOFMEISTER, JR.

SUITE 600  
102 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4575  
(300) 823-1800  
TELECOPIER FAX (301) 808-7859

OF COUNSEL:  
CARROLL W. ROYSTON  
H. ANTHONY MUELLER  
JOHN L. ASKEW

November 9, 1988

HAND DELIVERED

Mr. John Sullivan  
Baltimore County Office of Zoning  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Beaver Dam Road - Petition for Variance

Dear Mr. Sullivan:

I spoke with Jim Kline at Stephens and Associates today. I understand that you and he have discussed the plats to be filed in connection with this request for zoning variance and have agreed that the last set of revised plans are acceptable. Accordingly, I enclose ten (10) copies of the revised plats to accompany the Petition for Variance in this matter.

I thank you for your cooperation.

Sincerely,

*Keith R. Truffer*  
Keith R. Truffer

KRT/cjc  
2288y  
Enclosures

cc: Mr. Russell L. Elliott  
Mr. J. Strong Smith, P.E.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: J. Robert Haines DATE: February 9, 1989

FROM: Gene L. Neff, P.E.  
Director  
Department of Public Works

SUBJECT: Property of Russell L. Elliott  
10604 Beaver Dam Road  
Your file: 89-314A  
Our file: FRW 89-194: It. 22-22A

The subject property is impacted by the proposed extension of Warren Road, Phase 1, as shown on plat #51580, a copy of which is attached and highlighted.

Any questions concerning the proposed construction should be directed to John J. Trenner, P.E., Highway Design Section of the Bureau of Engineering, extension 3739.

Any questions concerning the proposed acquisition should be directed to Harry E. Young, Bureau of Land Acquisition, extension 3259.

Attachment

GLN:SNM:WJZ:ks



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Elliott  
Zoning Petition No. 89-314-A

Date: February 9, 1989

The petitioner is requesting waivers of side and rear yard setbacks to construct a two-story 12,450 sq. ft. office addition to an existing warehouse with 2,000 sq. ft. of offices. In reference to this request, staff provides the following information:

- The petitioner was granted a CRG waiver (W-87-29) for this project.
- The petitioner's site is directly adjacent to a proposed light rail transit stop for this area (see attachment). The area currently experiences a low level of site amenities such as landscaping, employee amenities, etc. The immediate area will be subject to additional pressures due to the introduction of light rail into the area. Issues such as street tree planting, building siting and locating and provision of parking will be critical to this area.

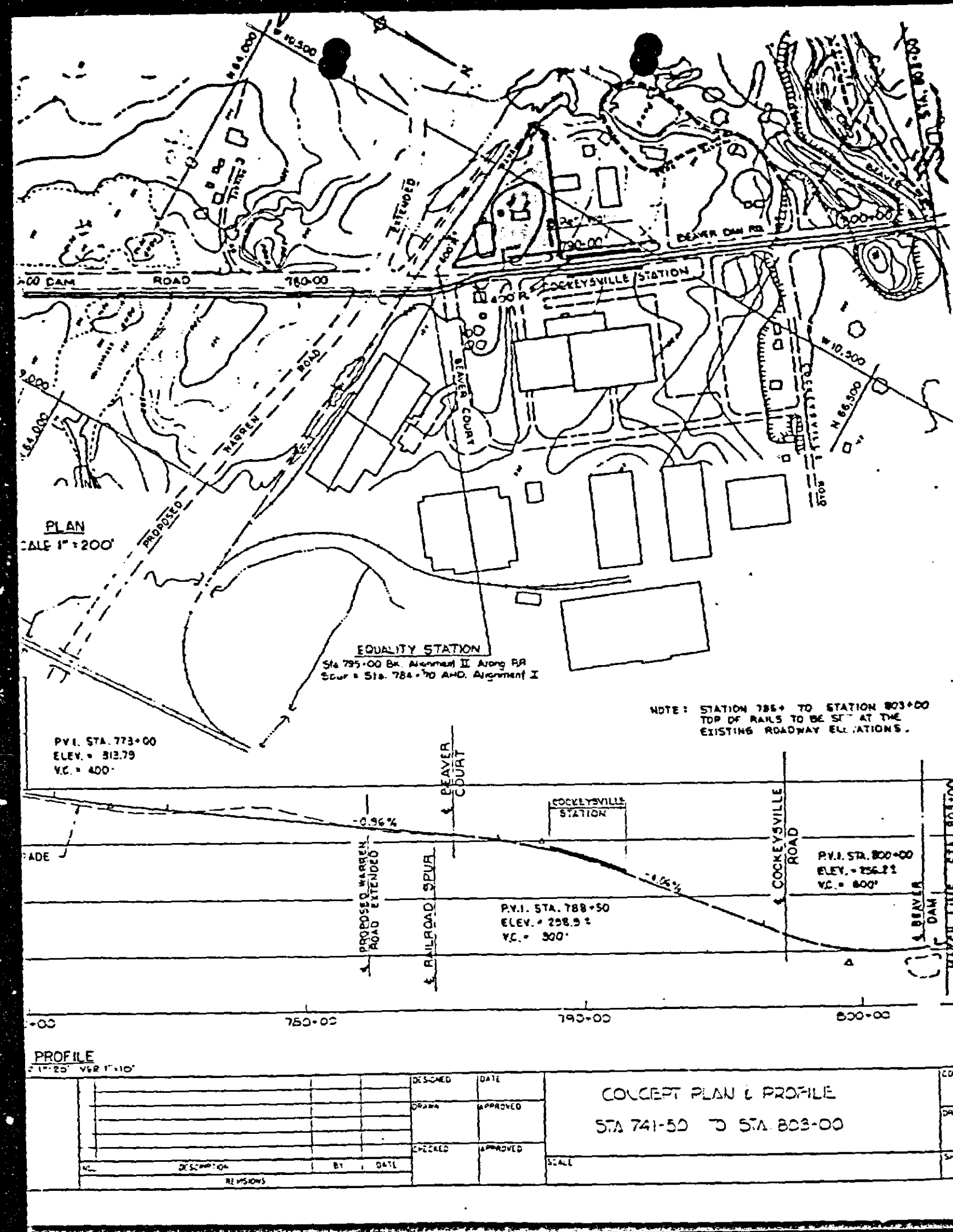
Based upon the analysis conducted and information provided, staff recommends approval of the applicant's request subject to the following:

- A landscape plan shall be reviewed approved by the County Landscape Planner prior to the issuance of building permits.
- The variances shall only apply to the building as shown (dated Jan. 2, 1987 and revised September 23, 1988).
- The applicant shall work with the County Landscape Planner to provide landscaping within the parking area where appropriate and provide some areas for employee amenities where appropriate.

PK/sf

Attachment

RECEIVED  
FEB 9 1989  
ZONING OFFICE



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333

J. Robert Haines  
Zoning Commissioner

April 7, 1989

Keith R. Truffer, Esquire  
102 W. Pennsylvania Avenue, Suite 600  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE  
SE/S Beaver Dam Road, opposite Beaver Court  
(10604 and 10606 Beaver Dam Road)  
8th Election District - 3rd Councilmanic District  
Russell L. Elliott - Petitioner  
Case No. 89-314-A

Dear Mr. Truffer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

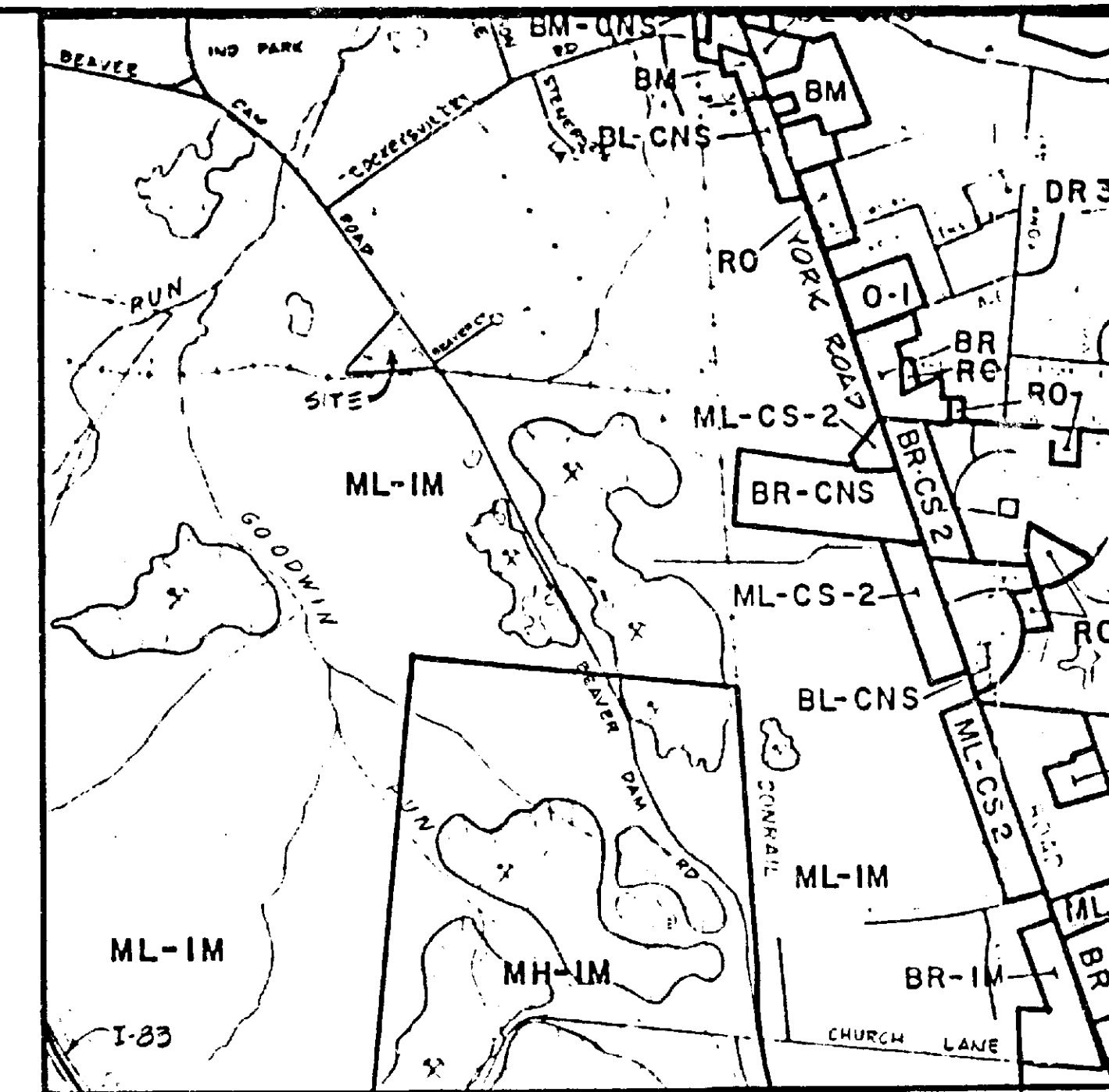
*Ann M. Nastarowicz*

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

cc: People's Counsel

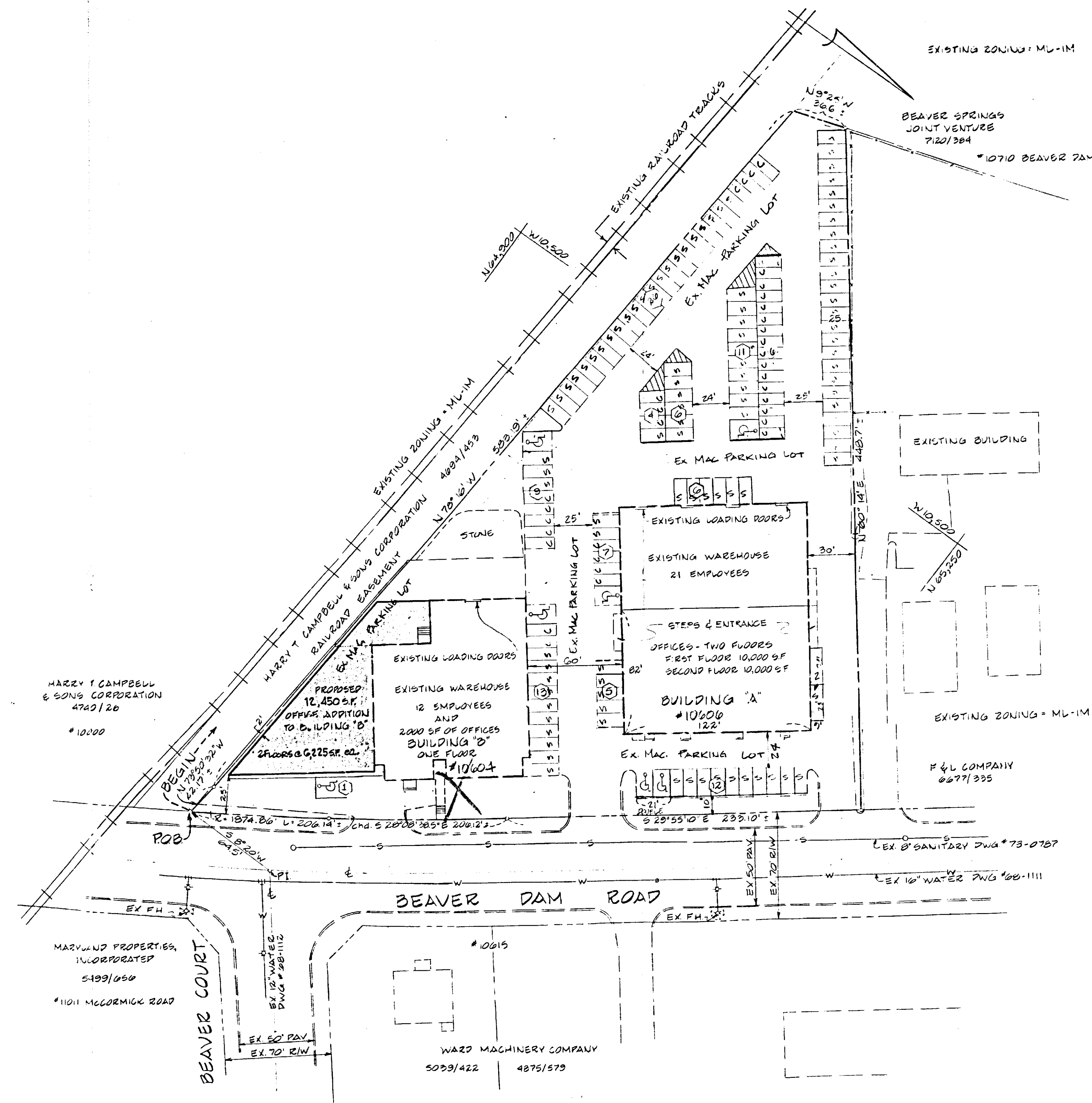
File



LOCATION MAP  
PART OF 1984 1"=1000' ZONING MAP 3D

**SITE DATA**

1. AREA OF TRACT 2.5 AC.
2. ZONING ML-IM
3. ADJACENT ZONING ALL ML-IM
4. PUBLIC WATER AND SEWER IS AVAILABLE
5. PARKING REQUIRED
  - BUILDING "A" (EXISTING)
    - WAREHOUSE 21 EMPLOYEES @ 1/3000 = 21 ÷ 3 = 7 TIPS
    - OFFICES, 1st FL. 10,000 SF @ 3.3/1000 = 10 x 3.3 = 33 PS
    - OFFICES, 2nd FL. 10,000 SF @ 2.1/1000 = 10 x 2 = 20 PS
  - BUILDING "B" (EXISTING)
    - WAREHOUSE 12 EMPLOYEES @ 1/3000 = 12 ÷ 3 = 4 PS
    - OFFICES 2,000 SF @ 3.3/1000 = 2 x 3.3 = 6.6 PS
  - BUILDING "B" ADDITIONAL ENLARGEMENT
    - OFFICES - 1st FL. 6,225 SF @ 3.3/1000 = 6.225 x 3.3 = 20.5 PS
    - 2nd FL. 6,225 SF @ 3.3/1000 = 6.225 x 3.3 = 20.5 PS
  - TOTALS 112 PS ± PER EX. 71, FOR ENLARGEMENT 41
- \* PARKING SHOWN 143 SPACES
6. SITE IS PRESENTLY PAVED AND, SINCE LESS THAN 5000 SF IMPERVIOUS AREA ADJACENT IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS
7. PER SECT. 409.1 A. CURRENT STANDARDS APPLY TO ENLARGEMENT AS TO AREA OR CAPACITY.
- \* PARKING SHOWN
  - A) 71 EX. PS. FOR EXISTING USE. (STANDARD: MIN. 8' x 18')
  - B) 51 PROPOSED PS. FOR ENLARGEMENT (PER SECT. 409.5 A) 40% SMALL CAR SPACES OF REG. 41' x 40' = 10. SPACES @ 7 1/2' x 16' MIN.
  - C) TOTAL: 7 HANDICAP SPACES @ (13' x 16')  
116 SMALL CAR SPACES @ (MIN. 7 1/2' x 16')  
99 STANDARD SPACES @ (MIN. 8' x 16')
  - 122  
+ 21 (18 COMPACT, 1 STANDARD, 2 PARALLEL)  
PER 409.5 B MAY BE ALL COMPACT 7 1/2' x 16'



NOTE:  
C-INDICATES COMPACT OR SMALL CAR SPACE 7 1/2' x 16' MIN.  
S-INDICATES STANDARD SPACE 8' x 16' MIN.

**PETITIONER'S EXHIBIT 1**  
REVISED PLANS

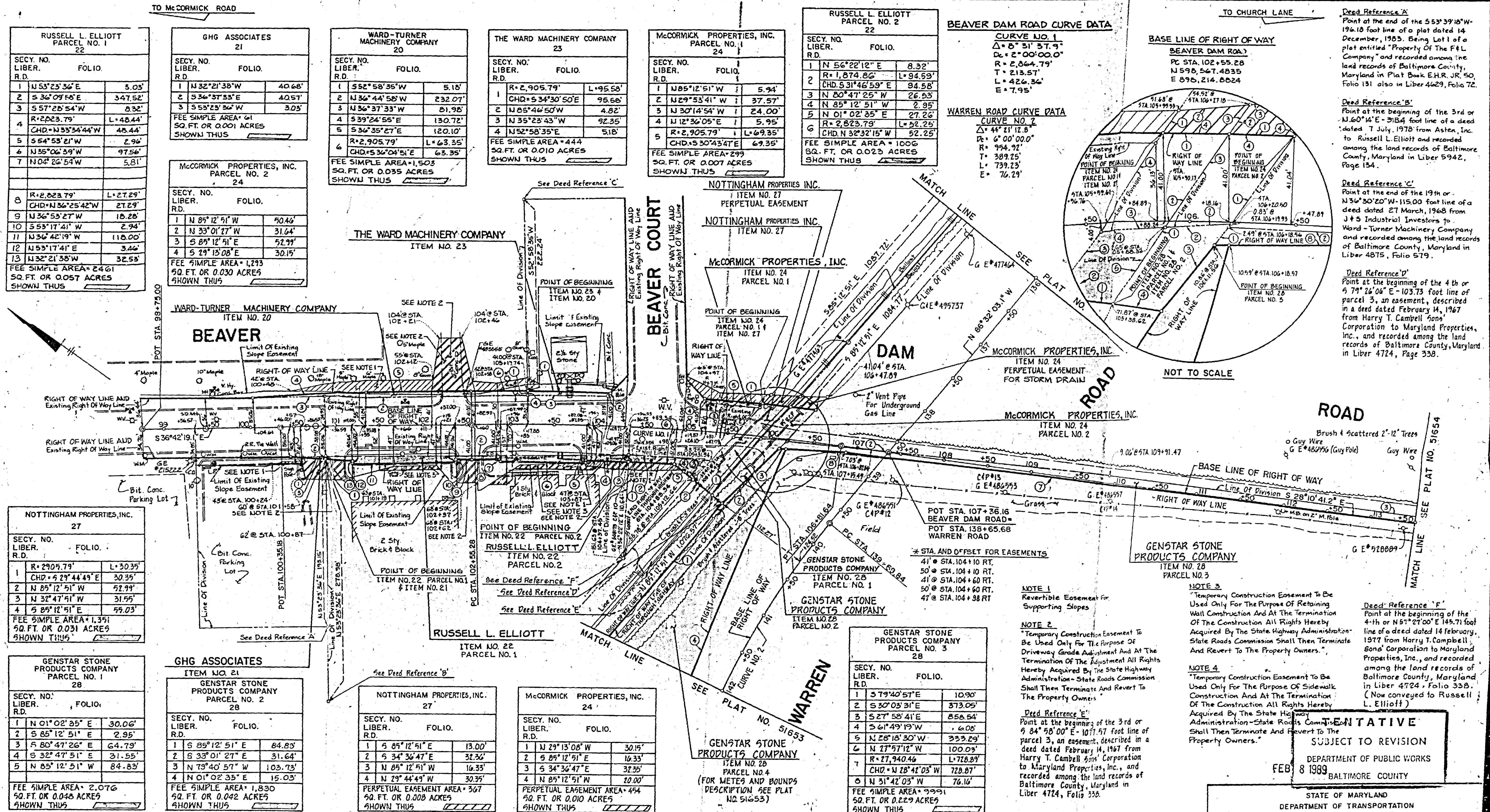
PLAT TO ACCOMPANY A PETITION FOR YARD VARIANCES\*  
**RUSSELL ELLIOTT BUILDING**  
BEAVER DAM ROAD

VARIANCE IS REQUESTED TO PERMIT SIDE AND REAR YARDS OF 2 FEET INSTEAD OF THE 30 FEET REQUIRED BY SECTIONS 255.1 AND 230.2

SHEET NO. 1 OF 1  
BALTIMORE COUNTY, MD  
JAN 2, 1997  
FILED 1/23/97

**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
303 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(301) 825-8120





**STATE OF MARYLAND**  
DEPARTMENT OF TRANSPORTATION  
STATE HIGHWAY ADMINISTRATION  
STATE ROADS COMMISSION

**RIGHT OF WAY PROJECT:** WARREN ROAD EAST OF YORK ROAD TO BEAVER DAM ROAD  
**RIGHT OF WAY PROJECT NO.** B-802-301-472  
**FEDERAL AID PROJECT NO.** M 3020 (B)  
**ISSUED** 1989  
**SCALE:** 1"=50'

**PLAT No. 51580**

**NOTICE:** I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE A CORRECT INTERPRETATION OF THE FIELD SURVEY SUPPLIED BY BEAVER COMPANY TO WHITNEY, BAILEY, COX & MAGNANI.

**LEGEND:**  
REVERTIBLE EASEMENT FOR SUPPORTING SLOPES  
REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.  
PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.  
PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT.  
(ARROW INDICATES GENERAL DRAINAGE FLOW PATTERN)  
PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.  
PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.  
APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE FOR EXPLANATORY PURPOSE ONLY)

**BOOKS** **REVISIONS** **PART OF PLATS** **LOCATED IN** **BALTIMORE** **COUNTY**

**PREPARED BY:** WHITNEY, BAILEY, COX & MAGNANI  
**PROJECT ENGINEER:** [Signature]  
**DATE:** 6/30/89

**CONSTRUCTION PROJECT:** WARREN ROAD EAST OF YORK ROAD TO BEAVER DAM ROAD  
**CONSTRUCTION PROJECT NO.** B-802-501-472

**APPROVED BY CHAIRMAN** [Signature]